

NOTICE OF PUBLIC MEETING

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

**Development Standards Committee
December 16, 2020 at 5:00 p.m.
The Woodlands Township**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Wednesday, December 16, 2020, at 5:00 p.m., via video conference within the boundaries of The Woodlands Township in The Woodlands, Texas, which may be viewed online at <http://www.thewoodlandstowship-tx.gov/778/Meeting-Videos>. Click on "Watch Virtual Public Meetings".

To call in to the December 16, 2020 Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below. For the best quality audio, it is recommended to use one of the local numbers:

- (346) 248-7799 or (253) 215-8782 or (669) 900-6833 or (312) 626-6799 or (301) 715-8592 or (888) 788-0099 (Toll Free)

Once you have connected, you will need to enter **Webinar ID: 856 5292 2280** then enter the pound sign "#" on your telephone keypad.

- I. Welcome/Call Meeting to Order.**
- II. Public Comments *See Guidelines (listed below)**
- III. Consideration and action regarding the minutes of the meeting November 18, 2020.**
- IV. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections V and VI recommended for Summary Action.**
- V. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. R Variance request for a building sign that exceeds the maximum height allowed.
Davis Holdings LP / Uli's Kitchen
8021 Research Forest Drive, Suite A
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge
 - B. Variance request for a proposed monument sign that includes a logo that is not trademarked and has two taglines that are not part of the registered name of the business.
ARHC ALWOOTX01 LLC / Addington Place of The Woodlands
10700 Montfair Boulevard
Lot 0410 Block 0458 Section 0046 Village of Sterling Ridge
 - C. Variance request for two existing temporary banners that will include the street address and website, exceed the maximum time allowed for display, has taglines that are not part of the registered name, and does not contain a trademarked logo.
ARHC ALWOOTX01 LLC / Addington Place of The Woodlands
10700 Montfair Boulevard
Lot 0410 Block 0458 Section 0046 Village of Sterling Ridge
- VI. Consideration and Action of the Residential Applications and Covenant Violations.**
 1. Variance request for a patio cover with integrated summer kitchen and fireplace that will encroach into the 40-foot rear setback.
Andy & Tracie Lofton
47 Stone Springs Circle
Lot 12, Block 03, Section 22 Village of Cochran's Crossing

2. Variance request for a proposed addition to the home that would exceed the maximum amount of living area allowed per the neighborhood criteria, and would encroach into the 40-foot rear setback.
Kevin R Hermis
35 Wood Cove Drive
Lot 17, Block 01, Section 24 Village of Panther Creek
3. Variance request for proposed attached patio cover with integrated summer kitchen that would encroach into the 40-foot rear setback.
Kevin R Hermis
35 Wood Cove Drive
Lot 17, Block 01, Section 24 Village of Panther Creek
4. Variance request for a proposed patio cover with integrated fireplace that would encroach into the 20-foot setback.
Larry D Vernier
107 West Racing Cloud Court
Lot 31, Block 01, Section 46 Village of Panther Creek
5. Variance request for patio cover that does not respect the 15 foot rear building setback.
Joe Mullils
43 West Canyon Wren Circle
Lot 16, Block 01, Section 13 Village of Creekside Park
6. Request for Concept Approval and variance for proposed Cabana/office that exceeds the maximum living area allowed per the Development Criteria.
Mark Johnson
26 Madrone Terrace Place
Lot 47, Block 01, Section 47 Village of Creekside Park West
7. Request for variance for the existing swimming pool decking that does not respect the left five foot side easement.
Jody Bull
150 South Arrow Canyon Circle
Lot 17, Block 01, Section 17 Village of Creekside Park
8. Variance request for an existing pond that does not respect the rear ten foot easement.
Dan Caplinger
2 South April Mist Circle
Lot 01 Block 01, Section 09 Village of College Park
9. Variance request for an existing trash can enclosure that is not an approvable fence style.
Khurram Shaikh
39 Beacons Light Place
Lot 04, Block 02, Section 19 Village of Creekside Park West
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nasim Ahmad; Deland G Ahmad; Delana G Ahmad
7 Skipwith Place
Lot 10, Block 1, Section 15 Village of Sterling Ridge

11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Lucas Charbonneau
30 South Whistling Swan Place
Lot 18, Block 1, Section 21 Village of Creekside Park
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Harper Real Estate Investors
38 Terraglen Drive
Lot 48, Block 1, Section 2 Village of Alden Bridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hugo Salvador Martinez Mier
18 Hadlock Place
Lot 35, Block 2, Section 5 Village of Creekside Park
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Manuel Del Castillo Uribe
10 Serenade Pines Place
Lot 5, Block 1, Section 27 Village of Sterling Ridge
15. Request for variance for proposed swimming pool decking that does not respect the ten foot rear easement.
William A. Becker
22 Glory Garden Way
Lot 12, Block 05, Section 36 Village of Creekside Park
16. Variance request for an existing home business that exceeds the maximum floor area allowed for a home business, the physical address is advertised, there is frequent travel to the home and vehicles are not parking on the driveway or in the garage as required – Daycare Home Business.
Babar Rafiq
55 Raindance Court
Lot 01 Block 03, Section 11 Village of Harper’s Landing at College Park
17. Variance request for proposed swimming pool that does not respect the rear ten foot easement.
Luke Parsons
59 Freesia Court
Lot 26, Block 01, Section 13 Village of Creekside Park West
18. Variance request for proposed patio cover that does not respect the 25 foot rear setback and paving that does not respect the rear ten foot easement.
Luke Parsons
59 Freesia Court
Lot 26, Block 01, Section 13 Village of Creekside Park West
19. Variance request for an existing storage shed that exceeds seven feet in height, which is the maximum height allowed for a shed built with materials that do not match or are not compatible with those used on the dwelling measured from natural grade.

Donald Robert Love
50 North Goldenvine Circle
Lot 41 Block 01 Section 65 Village of Alden Bridge

20. Request for variance for existing swimming pool coping that does not respect the left side five foot easement.
Benjamin Speer
22 Liberty Branch Blvd
Lot 10, Block 08, Section 32 Village of Creekside Park

VII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.

VIII. Member Comments

IX. Staff Reports

X. Adjourn

***Modified Guidelines for Public Comments to be used when the Committee is meeting via videoconference during the COVID-19 Pandemic Emergency**
On March 16, 2020, Texas Governor Greg Abbott temporarily suspended certain requirements within the Texas Open Meetings Act (TOMA) to help reduce the potential transmission of COVID-19. These provisions relate to the public health pandemic emergency. The Township began using videoconferencing for their March 25, 2020 Board meeting and will continue to use this format until normal Township operations have resumed. The following guidelines will be used to allow the public to provide public comment in accordance with the Open Meetings Act and have been modified for the purpose of the Board's meetings held by videoconference.

Participation by members of the public in open meetings of the Development Standards Committee is welcomed and encouraged. A "public comment" agenda item is included at the beginning of all regular meeting agendas. To produce the most efficient and effective process for allowing constituents to address the Committee, The Committee accepts public comments in accordance with State Law and the following Guidelines for Participating in Public Meetings, which have been adjusted due to the use of videoconferencing during the COVID-19 pandemic emergency:

- Individuals, who wish to make general announcements, address a topic that is not included on the agenda, or who wish to address specific agenda items must do so under the "public comments" agenda item at the beginning of the meeting.
- Individuals will be limited to a total of three (3) minutes regardless of the number of topics, and individuals who provide and utilize a translator will be limited to a total of six (6) minutes.
- State Law prohibits the Committee from formally acting on a specific item or public comment unless it appears on the posted agenda. Therefore, any Committee discussion of items not included on the posted agenda is limited to questions for clarification and whether or not the item should be placed on a future agenda.
- Speakers may express their opinions or viewpoints on an issue, but are not permitted to participate in the debate on an issue.
- Speakers will not use profanity.
- Comments from speakers can be made to the Committee as a whole or to an individual member(s).
- Consistent with in-person meetings, public comment will only be taken during the "public comments" agenda item.

Additional notes for those wishing to call in for Public Comment:

- When calling in, you will be placed in a queue. If you are calling for a specific agenda item, we will request what item you are present for; and return you to the call queue until your item is ready to be presented.
- If you receive a busy signal when calling in and the "public comments" period has not concluded, please hang up and call back. The Committee will make every effort to ensure that all callers have an opportunity to speak.
- **If you are watching the video of the meeting when you are called upon to speak, please mute the volume on your computer before speaking to avoid audio feedback for the Committee members. There is a brief lag between the audio and video feeds.**
- After you have been called upon, you may disconnect from the phone call and continue to watch through the live stream broadcast at <http://www.thewoodlandtownship-tx.gov/778/Meeting-Videos>.
- When your item is being presented, please select *9 to indicate you are present for that matter and wish to speak.

To call in to the December 16, 2020 Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below. For the best quality audio, it is recommended to use one of the local numbers:

- (346) 248-7799 or
- (253) 215-8782 or
- (312) 626-6799 or
- (929) 205-6099 or
- (301) 715-8592 or

- (877) 853- 5247 (Toll Free) or
- (888) 788-0099 (Toll Free)

Once you have connected, you will need to enter Webinar ID: **856 5292 2280** then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

During the December 16 2020 videoconference Development Standards Committee Meeting, members of the public may provide public comment by calling the numbers shown above and using the Webinar ID #. Calls will be in the order the calls are received and should call in during the “public comment” in order to identify matter for which we have someone present. These phone number are active only for the December 16, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.



A handwritten signature in black ink, appearing to read "Kristina B. Bero".

Property Compliance Manager
For The Woodlands Township